



36 Lumbertubs Lane, Boothville, Northampton, NN3 6AH

HOWKINS &
HARRISON

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Northampton, NN3 6AH

Guide Price: £340,000

An attractive, stylishly improved mature semi-detached home situated in the highly regarded area of Boothville, offering well-presented accommodation. Conveniently located close to a range of local amenities, popular schooling, and excellent road links, providing easy access to Northampton town centre and surrounding areas.

Features

- Attractive semi-detached home
- Sitting room
- Kitchen/dining room
- 3 bedrooms
- Bathroom & cloakroom
- Parking & garage
- Gardens
- Local amenities
- Good road links



Location

Boothville is a popular and well-established residential area situated to the north-east of Northampton, offering excellent local amenities and convenient access to the town centre and surrounding road networks. The area is particularly well regarded by families due to its proximity to a number of primary and secondary schools, Northampton College, and a variety of everyday shopping facilities.

There are excellent transport links close by, with easy access to the A45, A43 and M1 motorway, making the area ideal for commuters travelling towards Northampton, Wellingborough, Milton Keynes and beyond. Northampton railway station also provides mainline services to London Euston and Birmingham.

Local amenities include supermarkets, convenience stores, public houses, takeaway restaurants and leisure facilities, with the nearby Weston Favell Shopping Centre offering an extensive range of retail, dining and entertainment facilities. Boothville also benefits from nearby green open spaces and recreational areas.



Ground Floor

The accommodation is entered through a modern composite front door leading into the entrance hall where the stairs rise to the first-floor accommodation, understairs cupboard, access to the cloakroom, and doors off to all principal rooms. The sitting room features a bay window to the front aspect and recessed seating area. An impressive kitchen/dining room overlooks the rear garden which enjoys a south/westerly aspect and is equipped with a range of modern cream facing cabinets, working surfaces incorporating a sink unit, double oven, gas hob & extractor hood, there is also a dishwasher and concealed gas fired boiler, space for fridge/freezer and uPVC French doors onto the rear garden.

First Floor

The first floor has three bedrooms and a modern bathroom suite, briefly comprising bath with shower over, wash hand basin and WC.

Outside

The front of the property offers off road driveway parking leading to a garage, the remainder of the front is lawned with established planting and gated pedestrian side access into the rear garden which enjoys a south/westerly aspect with a seating area, lawned gardens and a further raised seating area enclosed by hedging. There is an outside utility store which houses the plumbing for washing machine.

Viewing

Strictly by prior appointment via the agents.
Tel -01604 823456.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

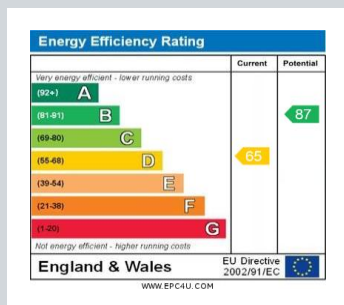
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority

West Northamptonshire Council. - Tel: 0300-1267000
Council Tax Band - C



Howkins & Harrison

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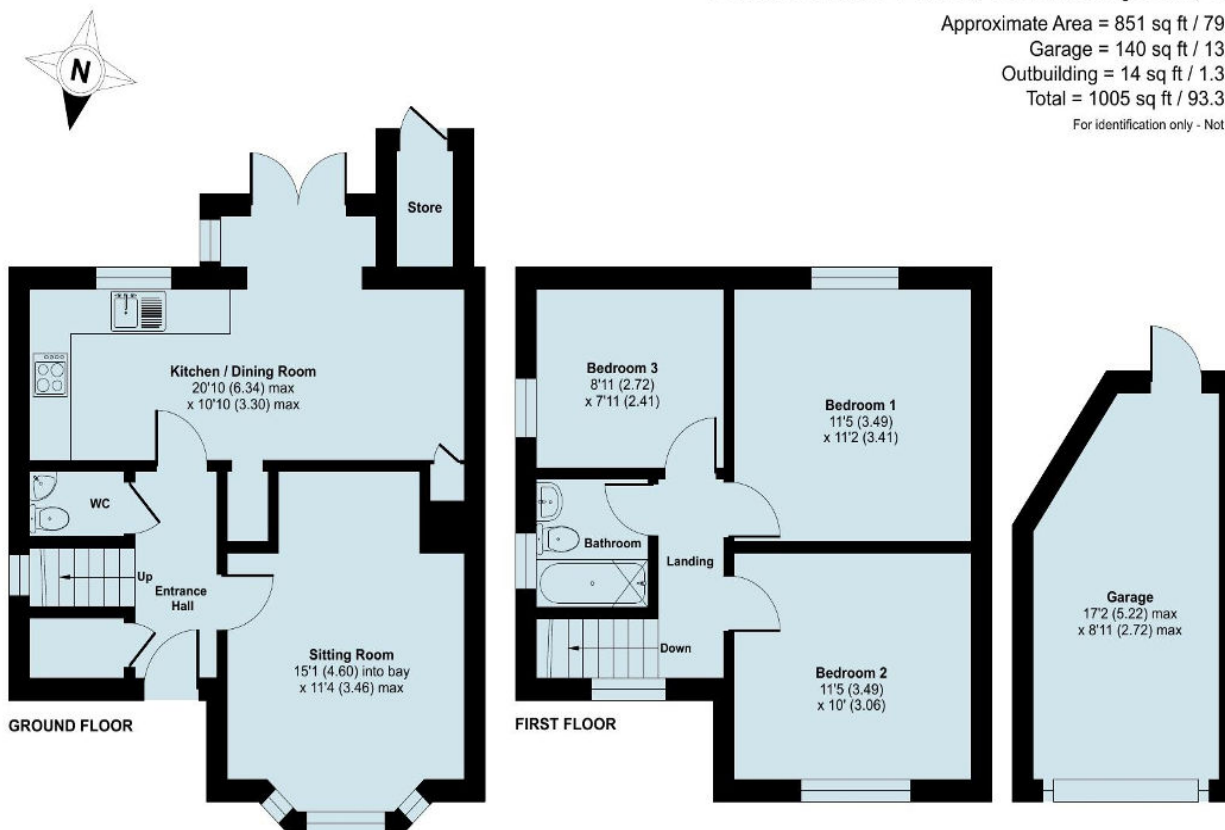
Approximate Area = 851 sq ft / 79 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Howkins & Harrison. REF: 1459996

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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